



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef o'Brady's 3030 Lake Washington Road
September 16, 2019 at 6:30 PM

MINUTES

Board members present constituting a quorum: James, Sharon, Carol, and Karen
Sara LaPointe with Bayside Management Services is in attendance.

CALL TO ORDER:

James called the meeting to order at 6:30 p.m. at 3030 Lake Washington Rd, Melbourne, FL

PROOF OF NOTICE:

Proof of notice was posted in accordance with the By-laws and Florida Statutes.

APPROVAL OF MINUTES:

Carol moves to approve the minutes from the July 15, 2019 Board Meeting, Sharon seconds; all in favor.

OFFICER / COMMITTEE REPORTS:

ARC- Sharon advises there have been three applications since the last meeting; an oops letter needs to be sent to 2824 St Roberts for installation of a roof with no application. Discussion is held regarding the irrigation electrical meter/pedestal at St. Johns and Parkway; it is a safety hazard. Karen moves to disable the pump and disconnect the electricity, Sharon seconds; all in favor.

President- James advises there are ATV's and golf carts being used on the roads that are a safety hazard and against the law. The police or sheriff's dept will be contacted regarding this as needed. The landscapers are doing a better job.

Finance- Carol reports as of the end of June the operating account balance was \$42,094.84 as of August 1, 2019.

Management- Sara reports on the annual meeting mailout; there is no election required as no terms are expiring. The upcoming insurance renewal is discussed; the Board requests another agent be asked to review the coverage and provide proposals.

UNFINISHED BUSINESS:

1. **Irrigation-** Nothing new to report.

2. **Common Ground Trimming-** Sara provides information from another bid from Myer's Inc for \$4500 to clear out invasive and dead plants from the common areas. Discussion follows. Carol moves to approve the proposal from Myer's, Sharon seconds; all in favor.
3. **Meter Pedestal-** Previously discussed.
4. **Records Storage-** Sharon reports old records (more than seven years old) were sorted and shredded as applicable. All minutes were scanned and put on a thumb drive for safe keeping.

NEW BUSINESS:

1. **2020 Draft Budget-** Sara discusses the draft budget for the Board review; everyone agrees it looks good and is ready to be presented to the membership for Board approval at the budget meeting in November.

QUESTIONS FROM THE FLOOR:

- Discussion is held regarding the fountains at the Savannah's; they are supposedly being replaced.
- Discussion is held regarding safety and reminding all owners to keep vehicles locked and garage doors closed. Light posts should be kept lit during overnight/dark hours.

Next Meeting – November 18, 2019

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:17p.m.

These minutes are being submitted by Bayside Management Services.